



Havant
BOROUGH COUNCIL

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To:
Mr Bessant
Jimmy Bessant Architecture
533 Southleigh Road
Emsworth
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PO10 7TF

For: Mr & Mrs Kerrigan

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/18/00885

Site Address: 108 Woodgreen Avenue, Havant, PO9 3EE

Proposal: Proposed 2No. 1 bed dwellings with associated parking and bin storage.

Further to your application received on 03 September 2018, which was valid from 15 October 2018 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission are:

- 1 The proposed development of two houses on this prominent corner plot elevated in relation to the adjacent roads would result in a visually intrusive form of development to the harm of the streetscene removing the existing set back spacious nature of development from the corner of Woodgreen Avenue and Fraser Road. The proposals are considered to result in an overdevelopment of the site and a cramped form of development. Furthermore the two dwellings would not be designed to reflect the width, rhythm, fenestration and design of the existing terrace and host dwelling which would be detrimental to the character and appearance of the existing terrace. The proposal would therefore conflict with the policy CS16 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 2 The proposed development would result in restricted private external amenity space to both the existing dwelling (No. 108 Woodgreen Avenue) and to the proposed dwellings to the harm of the residential amenities of the existing and proposed occupants. The proposed dwellings also provide limited internal space for future residents of the new properties. Overall it is considered that the dwellings would fail to provide a suitable living environment for future and existing residents. The development is therefore contrary to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

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- 3 The proposed car parking shown in relation to the development fails to meet the Council's car parking standards both in terms of the quantum of parking (for the existing dwelling) and design and usability of the proposed parking spaces. The development is therefore contrary to policy DM13 of the Havant Borough Local Plan 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.
- 4 Without the appropriate financial mitigation, the development would be likely to have a significant effect on the Chichester and Langstone Harbours Special Protection Area and so is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) and the Conservation of Habitats and Species Regulations 2017.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
 - Your application was considered unacceptable for the reasons set out in the Decision Notice.
- (4) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of

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development.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

10 December 2018